

10-2989 TRAFALGAR STREET

3 BEDROOM | 3 BATHROOM
LIVING AREA: 2,286 SQFT



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MARK DANA
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RE/MAX TREELAND REALTY

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

SUMMER WYND MEADOWS

Looking to downsize, but still need enough space for grand kids, overnight guests and your stuff? Interested in a recently renovated home with the master bedroom on the main floor? Check out this rancher-style home with a walk-out basement in central Abbotsford! Features include a new kitchen with new cabinets and quartz countertops, new floors, doors and baseboards, fresh paint, lights in the shower added, new toilets, new electric fireplace in the master bedroom, new vinyl windows and vinyl deck, a roughed in kitchen downstairs with counters and cabinets installed, insulated floors downstairs, large walk-in closet in the downstairs bedroom, and all new lighting throughout.





WALK SCORE

Walk Score
53

Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score
47

Some Transit
A few nearby public transportation options.

Commute to **Downtown Abbotsford**



3 min



6 min



22 min

SCHOOL CATCHMENT

Terry Fox Elementary School

3071 Babich Street,
Abbotsford, BC V2S 5W5
(604) 859-8403

Chief Dan George Middle School

32877 Old Riverside,
Abbotsford, BC V2S 8K2
(604) 852-9616

WJ Mouat Secondary School

32355 Mouat Drive,
Abbotsford, BC V2T 4E9
(604) 853-7191

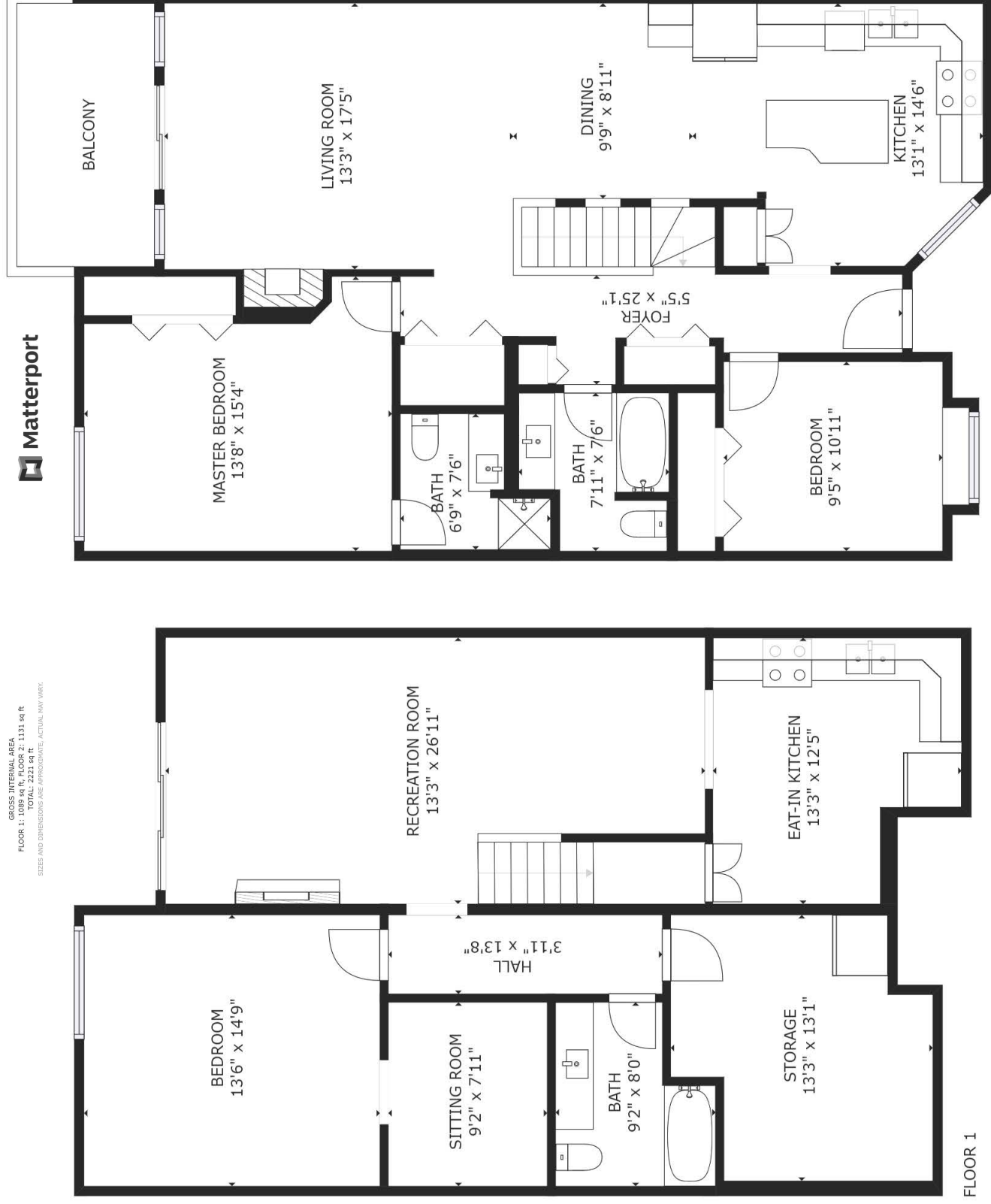


elevation
REAL ESTATE GROUP



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR 1: 1089 sq ft, FLOOR 2: 1131 sq ft
TOTAL: 2221 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

For a 3D virtual walkthrough, visit:

<https://www.elevationrealestate.ca/our-properties/10-2989-trafalgar-street>



MLS INFORMATION

Active R2531797 Board: F Townhouse		10 2989 TRAFALGAR STREET Abbotsford Central Abbotsford V2S 7X9		Residential Attached \$599,000 (LP) (SP) 					
		Sold Date: Meas. Type: Depth / Size (ft.): Lot Area (sq.ft.): Flood Plain: Council Apprv?: Exposure: If new, GST/HST inc?: Mgmt. Co's Name: Campbell Mgmt. Co's Phone: View: No Complex / Subdiv: Summer Wynd Meadows Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: City/Municipal		Frontage (feet): Frontage (metres): Bedrooms: 3 Bathrooms: 3 Full Baths: 3 Half Baths: 0 Maint. Fee: \$313.86 Original Price: \$599,000 Approx. Year Built: 1986 Age: 35 Zoning: RM60 Gross Taxes: \$2,080.17 For Tax Year: 2020 Tax Inc. Utilities?: No P.I.D.: 002-033-518 Tour: Virtual Tour URL					
Style of Home: Rancher/Bungalow w/Bsmt. Construction: Frame - Wood Exterior: Brick, Vinyl Foundation: Concrete Perimeter Rain Screen: Renovations: Other Water Supply: City/Municipal Fireplace Fuel: Electric, Gas - Natural Fuel/Heating: Forced Air, Oil Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt		Reno. Year: 2019 R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: 3		Total Parking: 2 Covered Parking: 1 Parking Access: Rear Parking: Carport; Single, Other Locker: N Dist. to Public Transit: Units in Development: Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: Yes: upstairs kitchen appliances Floor Finish: Laminate, Tile					
Maint Fee Inc: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal, Water Legal: LOT 26, SEC 21, TWN 16, PL NWS2264, NWD, PART NW 1/4, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE. Amenities: Club House, In Suite Laundry, Swirlpool/Hot Tub									
Site Influences: Adult Oriented Features: ClthWsh/Dryr/Frdg/Stve/DW									
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	
Main	Living Room	13'3 x 17'5			x			x	
Main	Dining Room	9'9 x 8'11			x			x	
Main	Kitchen	13'1 x 14'6			x			x	
Main	Master Bedroom	13'8 x 15'4			x			x	
Main	Bedroom	9'5 x 10'11			x			x	
Bsmt	Recreation	13'3 x 26'11			x			x	
Bsmt	Kitchen	13'3 x 12'5			x			x	
Bsmt	Bedroom	13'6 x 14'9			x			x	
Bsmt	Walk-In Closet	9'2 x 7'11			x			x	
Bsmt	Storage	13'3 x 13'1			x			x	
Finished Floor (Main):	1,149	# of Rooms: 10	# of Kitchens: 2	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age: 55+			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,137	# of Pets: 1	Cats: Yes	Dogs: Yes	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,286 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
Unfinished Floor:	0	Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed			5			No	Grg Dr Ht:
Grand Total:	2,286 sq. ft.	Basement: Full, Fully Finished			6			No	
					7			No	
					8			No	
Listing Broker(s): RE/MAX Treeland Realty RE/MAX Treeland Realty									
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RE/MAX TREELAND REALTY The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

01/26/2021 03:09 PM

